Karen Johnson Davidson County
Batch# 389229 DEEDWARR
04/21/2020 11:05:36 AM 2 pgs
Fees: $13.00 Taxes: $1,080.40
20200421-0041566

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2020

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Patrick T. Van Buren	**NEW OWNER**	090120B01800
(NAME)	(NAME)	
721 William Howard Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20200931

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Stephanie Miller, an unmarried person**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Patrick T. Van Buren, unmarried**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 18 as shown on map entitled Hodges Estates, a Planned Unit Development as shown plat of record in Plat Book 11700, page 33, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Stephane Miller, an unmarried person and Charles Miller and Donna M. Wilson-Miller, husband and wife by Deed from Michele Laybourn, unmarried dated February 27, 2014 and filed of record in Instrument No. 20140306-0018736, Register's Office for Davidson County, Tennessee. And further conveyed to Stephanie Miller, an unmarried person by Quitclaim Deed dated February 17, 2015 and filed of record in Instrument No. 20150225-0016234, said Register's Office.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 11701, page 212, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat. And also subject to an Easement appearing of record in Instrument No. 20020423-0049843, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 721 William Howard Place, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 17th day of April, 2020

Stephanie Miller

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Stephanie Miller, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th of April, 2020.

Notary Public
My Commission Expires: 3/23/21

